



City of San Antonio

Agenda Memorandum

File Number:
{{item.tracking_number}}

Agenda Item Number: {{item.number}}

Agenda Date: July 12, 2023

In Control: Planning Commission Meeting

DEPARTMENT: Planning Department

DEPARTMENT HEAD: Bridgett White

COUNCIL DISTRICTS IMPACTED: District 2

SUBJECT:

Plan Amendment PA2023-11600041 (Associated Zoning Case Z2023-10700157)

SUMMARY:

Comprehensive Plan Component: IH-10 East Corridor Perimeter Plan

Plan Adoption Date: March 2008

Current Land Use Category: “Urban Living”

Proposed Land Use Category: “Community Commercial”

BACKGROUND INFORMATION:

Planning Commission Hearing Date: July 12, 2023

Case Manager: Joyce Palmer, Senior Planner

Property Owner: BryCap Farm Properties LLC

Applicant: City of San Antonio

Location: Generally located at the southeast corner of the intersection of Weichold Road and

Interstate 10 East

Legal Description: 35.668 acres out of CB 5088

Total Acreage: 35.668 acres

Notices Mailed

Owners of Property within 200 feet: 76

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: None

Transportation

Thoroughfare: Weichold Rd, Interstate Highway 10

Existing Character: N/A

Proposed Changes: None known

Public Transit: There are no nearby VIA bus stations within walking distance.

ISSUE:

FISCAL IMPACT:

There is no fiscal impact.

ALTERNATIVES:

1. Recommend Denial of the proposed amendment to the IH-10 East Corridor Perimeter Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff Analysis and Recommendation: Staff recommends Approval.

The subject property is currently vacant and is located at the southeast corner of the intersection of Weichold Road and Interstate 10 East. The property is partially within the City's Extraterritorial Jurisdiction (ETJ) adjacent to City Council District 2, with the remaining portion inside city limits and within City Council District 2. The property owner submitted a petition to the City of San Antonio requesting voluntary annexation to develop the subject property for freightliner sales and servicing. The property owner is seeking annexation in anticipation of development. The property will acquire trash service, police and fire service, and other City services that already benefit surrounding properties. The annexed property will be in City Council District 2.

The proposed Plan Amendment and zoning case are being processed concurrently with the proposed annexation. The adopted future land use is “Urban Living.” The requested “C-2 CD” (Commercial with a Conditional Use for Manufactured Home/Oversize Vehicle Sales, Service, and Storage) base zoning district will require a plan amendment to a “Community Commercial” future land use category. The requested land use and zoning are similar to development in the area along Interstate 10 East, all of which is within the city limits, and the subject property’s location along Interstate 10 East and its close proximity to the intersection of 1604 and Interstate 10 East make the area appropriate for a more intense land use and development. The proposed site plan provides additional buffering (25 feet minimum) as well as fencing to limit any potential impact on neighboring properties, as encouraged by the IH-10 East Corridor Perimeter Plan. This area will be further studied and Planning Department staff will have opportunity to address land use and zoning once the future SA Tomorrow Far East Community Area Plan is completed.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2023-10700157

Current Zoning: A portion of the property does not currently have zoning due to it being outside city limits. The portion inside city limits is zoned “C-2” Commercial District, and “NP-10” Neighborhood Preservation District.

Proposed Zoning: “C-2 CD AHOD” Commercial Airport Hazard Overlay District with a Conditional Use for Manufactured Home/Oversize Vehicle Sales, Service, and Storage

Zoning Commission Hearing Date: July 18, 2023